



# City of Tualatin

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March 8, 2016

Jennifer Kimura  
VLMK Engineering and Design  
3933 SW Kelly Ave  
Portland, OR 97239

RE: FINAL DECISION FOR AR-15-0021 HARSCH WITH ADDITION AND SITE IMPROVEMENTS, 20495 SW TETON (TAX LOT 2S126B106)

Dear Ms. Kimura,

The 14-day period for requesting a review of the Architectural Review Decision for Harsch with Addition and Site Improvements expired at 5:00 pm, March 7, 2016. As no requests for review were filed, the Architectural Review Decision dated February 19, 2016 becomes a final decision.

**AR-15-0021 is approved with the following Architectural Review conditions:**

AR-1 Prior to obtaining the first or any building permit on any portion of the subject site (includes grading, electrical, plumbing, mechanical, and any other types of building permit), the applicant shall submit three revised plan sets – 24" x 36" plan size and ledger (11" x 17") to scale – and a paper narrative/document booklet (stapled or bound) for review and approval to the Planning Division. The narrative shall explain how and on what page each condition of approval has been met. The submittals (document booklet and plan set) shall contain page numbers and a table of contents. The plans shall be in one packet stapled or bound together down one side. Please do not use binder clips or paper clips. No piecemeal submittal will be accepted. This final approval submittal shall contain the following:

**Please Note:** *Applications for Final Approval prior to building permit have a minimum 10 business day review period for submittal and each resubmittal.*

- A. The applicant shall revise the site plans as necessary to note or show all existing and new at grade, wall mounted, and rooftop electrical and mechanical equipment and its screening per TDC 73.160(4)(a). All screening shall be opaque and as high or higher than the equipment it screens. Any landscape screening shall be planted at a height to screen the equipment at the time of planting.

**NOTE:** At grade, this condition applies to boxes resting at grade, not vault covers flush with grade per TDC 73.160(4)(a).

- B. Provide windows and lighting in a manner which enables tenants, employees, and police to watch over pedestrian, parking, and loading areas per TDC 73.160(3)(a). Provide sufficient windows or a security camera system that provides visual security for the entirety of the outdoor portion of the site from inside the building.
- C. Revise the plans so that both accesses are at least 36-feet wide per TDC 73.400(9).
- D. Paint the long white wall along the WES commuter line with the same blue tones proposed for the doors to break up the horizontal massing of the this expanse with paint per TDC 73.050(1).
- E. The square footage for trash and recycling storage is insufficient. The applicant is 690.86 square feet short. Staff has conditioned the applicant to revise the trash plan to meet Section 73.227(2)(a)(v).
- F. The applicant shall install the landscaping as proposed as a minimum for quality and quantity in its entirety to meet TDC 73.227(6)(a).
- G. Show how the landscaping plan meets Section 73.240(11).
- H. Place a note on the landscaping plans that all deciduous trees will be balled and burlapped and that the proposed 2-inch DBH deciduous trees remain the size proposed per TDC 73.260(1)(a).
- I. The applicant shall plant the size of coniferous trees proposed. The applicant shall place a note on the landscaping plans that all trees will be balled and burlapped per TDC 73.260(1)(b).
- J. Show vision clearance triangles on the landscaping plans and other plans to show how the vegetation and any other items proposed meet TDC 73.340(1) and 73.400(16).
- K. Show deciduous trees and plantings will meet TDC 73.340(2).
- L. Create bike parking plans demonstrating compliance with Section 73.370(1).
- M. Show how all items have been completed according to Clean Water Services Memo dated January 7, 2016 to the City's Engineering Division's satisfaction.
- N. Show how all items have been completed according to Tualatin Valley Fire & Rescue's (TVF&R) letter dated January 8, 2016 to the Building Division and TVF&R's satisfaction.

AR-2 To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless

subsequently altered with Community Development Director approval, as a condition of approval.

AR-3 All conditions of approval, except where otherwise stated, shall be subject to Planning, Engineering, TVF&R, and Building Division field inspection prior to Temporary or Permanent Certificate of Occupancy.

AR-4 To meet the requirement of 73.100(1), all landscaping approved through Architectural Review (AR) shall be installed as shown, continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered through AR.

AR-5 To meet the requirement of 73.250,

A. Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

B. During the construction process:

1. The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain. The above ground landscape protection fencing shall be comprised of sturdy metal chain link fencing.
2. Trees and plant materials identified for preservation shall be protected by metal chain link fencing placed around the tree at the drip line.
3. If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.
4. Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.
5. Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.
6. Tree root ends shall not remain exposed.
7. All grading activities in the vicinity of the trees to be preserved shall not allow tree root ends to remain exposed.

C. Landscaping under preserved trees shall be compatible with the retention and health of said tree.

AR-6 The applicant shall make the site development comply with the noise limits of 63.051(1).

AR-7 The applicant shall separately from this AR submit [sign permit](#) applications for any proposed [signage](#). This decision does not approve any signage.

Notes:

- The plan size (24 x 36 inches) and ledger (11 x 17 inches) scaled plan sets must be folded to a 9 x 12, not rolled. These are the plan sizes required and no other sizes will be accepted.
- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.

AR-8 Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy (CO). This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least 5 business days in advance of the desired inspection date.

AR-9 Except as allowed by Subsection (2), all landscaping and exterior improvements required as part of the Community Development Director's, Architectural Review Board's or City Council's approval shall be constructed and completed in addition to Fire and Life Safety, and Engineering/Building Department requirements prior to the issuance of any certificate of occupancy (TDC 73.095).

AR-10 The subject site shall comply with all ADA standards.

AR-11 This decision shall be void after two years unless development has substantially commenced or an extension has been granted.

AR-12 No building permit shall be issued by the Building Official for the City of Tualatin for the erection, construction, conversion or alteration of any building or structure or use of land unless the Community Development Director or designee has first determined that such land use, building or structure, as proposed, would comply with the Tualatin Community Plan and Development Code (TDC 31.114).

**PRIOR TO ISSUANCE OF WATER QUALITY PERMITS:**

PFR-1 Obtain a NPDES Erosion Control Permit in accordance with code section TMC 3-5-060.

PFR-2 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.

- PFR-3 Submit final stormwater calculations that include conveyance through the development.
- PFR-4 Submit final stormwater plans.
- PFR-5 Provide submittals to obtain permission and permitting from the railroad for work within and stormwater drainage outfall to their property.
- PFR-6 Submit plans that meet the requirements of TVF&R.
- PFR-7 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions and obtain an Amended Service Provider Letter as determined by Clean Water Services for any revisions to the proposed plans.
- PFR-8 Submit plans that minimize the impact of stormwater from the development to adjacent properties.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- PFR-9 Construct water quality improvements shown on submitted plans and corrected by conditions of approval or provide financial assurance.

**PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

- PFR-10 Construct water quality permit improvements shown on submitted plans and corrected by conditions of approval.

Sincerely,

A handwritten signature in blue ink, reading "Aquilla Hurd-Ravich".

Aquilla Hurd-Ravich, AICP  
Planning Manager

A handwritten signature in blue ink, reading "Robin G. Dehnert".

Robin G. Dehnert  
Temporary Associate Planner

Is

Cc: Jeff Fuchs, PE, City Engineer  
Tony Doran, EIT, Engineering Associate  
File: AR-15-0021